

# Minutes

**Lansing Historic District Commission**  
**5:30-7:00 p.m. Monday, February 10, 2014**  
**Planning and Neighborhood Development Conference Room**  
**316 N. Capitol Ave., Lansing MI 48933**

1. CALL TO ORDER – Ms. Winans opened the meeting at 5:32 p.m.
  - A. Introductions and Roll Call:  
Present: Carol Skillings, Tom Truscott, Nathalie Winans, and Kara Wood.  
  
Absences: Phil Mondro and Cassandra Nelson.  
  
Staff Present: Bill Rieske, Asst. Planning Manager  
  
Others Present: Roxanne Case, Ingham County Land Bank.
2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.
3. PUBLIC COMMENTS – None.
4. STAFF COMMENTS – None.
5. PRESENTATIONS – None.
6. HEARINGS (ADVERTISED) – None.
7. MINUTES FOR APPROVAL – December 9 meeting – NO ACTION TAKEN
8. COMMUNICATIONS – None.
9. DISCUSSION/ACTION:
  - A. 106 Review – Request for public comment on impact of demolition on certain properties within district of potential historic significance.  
  
Mr. Rieske noted that the 106 process requires public input and consultation, but no board action is required.  
  
He explained that the City and the Ingham County Land Bank propose a Memorandum of Agreement (MOA) with the State Historic Preservation Office (SHPO) as step to mitigate the demolition of properties in the Old 4<sup>th</sup> Ward, and Green Oaks areas, which have been determined by the SHPO to have potential historic significance. This determination was made 28 years ago, based on a reconnaissance survey by Schneider and Sorrels, and conditions have changed since then.  
  
The MOA will call for a baseline survey of properties within those areas, to determine those properties that are outstanding, contributing, and non-contributing. This will assist with ensuring that priority properties are preserved. Mr. Rieske explained the survey methodology, noting that this is a survey of physical characteristics of the buildings. The criteria are less detailed than the those of the HDC, but Mannik and Smith's "Outstanding" roughly includes the HDC's "Highest Importance", "Major Importance", and "Architectural/Historical Importance" classifications. Their "Contributing" category roughly equates to the HDC's "Contextual Importance", and their "Non-contributing" includes the

HDC's "Important Buildings That Have Been Altered", and "Of No Particular Interest" categories. Mannik and Smith is also working on guidelines for rehabbing structures in their original architectural style.

Ms. Boone said that the City has had an ongoing dialog with the Historic District Commission (HDC), and with Preservation Lansing since its establishment. It's important to continue the dialog about historic preservation, while providing more flexibility in 106 reviews to allow the Land Bank to carry out its mission.

.Ms. Case noted that Jeff Burdick, Ingham County Land Bank (ICLB) Executive Director, discussed this proposal at the Preservation Lansing meeting on Thursday, February 6. She added that ICLB has had these eight properties for 3-4 years. As proposed, the survey precedes the demolitions, which should be completed before summer. She also said that the Land Bank will have something on their web site regarding this matter.

Ms. Winans applauded the Land Bank for being judicious about its properties slated for demolition, and welcomed the prospects for an update of the 1986 survey. She also stated a concern that the criteria may be oversimplified. It may cover architectural significance, but lacks information on historical significance.

Ms. Wood concurred about the architectural emphasis, and suggested that a disclaimer be added that the survey is one of architectural significance, not historical significance.

Ms. Skillings said that the survey will be helpful for prioritization and further research.

Mr. Truscott said that historic preservation is about preserving memories to pass on to future generations.

B. Other Business – None.

10. PENDING ITEMS: FUTURE ACTION REQUIRED – None.
11. COMMISSION MEMBER COMMENTS – None.
12. ADJOURNMENT – The meeting was adjourned at 6:46 p.m.

***Next Regular Meeting: 5:30 p.m. Monday, March 10, 2014, in the PND Conference Room.***